

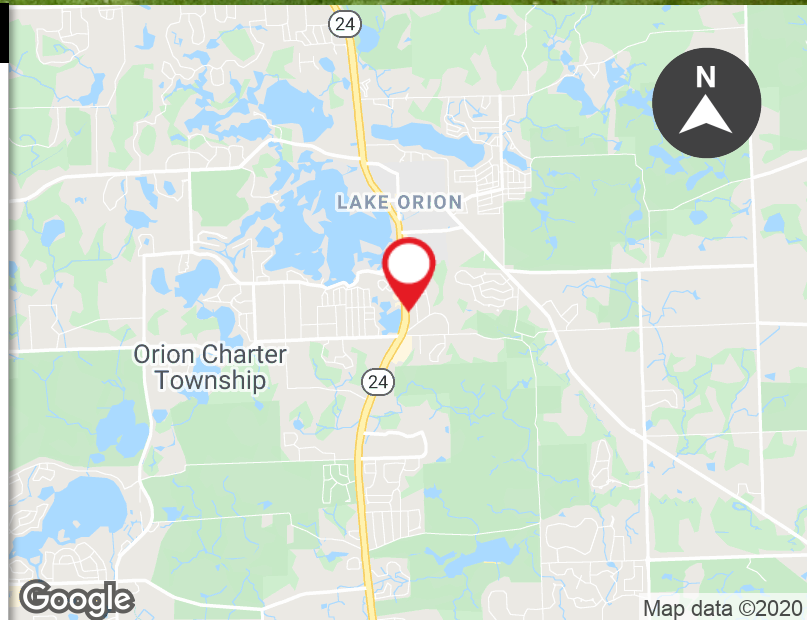
FOR SALE/LEASE

845 S LAPEER ROAD
LAKE ORION, MI 48362



PROPERTY FEATURES:

- Former credit union w/drive thru converted to floor covering sales/showroom in 2016
- Sits on .78 acres in Lake Orion - Great frontage on Lapeer Road on "the way home"
- Executive office includes custom floor, ceiling tile, bar, bathroom with shower, etc.
- Two private offices, two ADA restrooms, multiple display areas, kitchen, etc
- Upgrades! Custom quartz counters and bars, dual gas fire place, expose ceiling, must see!
- River rock accents on both interior and exterior of the building
- Ample 32 car parking even with drive thru lane still in place - more parking possible
- Endless opportunities exist here under Orion Township's B-1 zoning
- Asking sale price of \$999,000.00 or lease for \$20.00 NNN
- Taxes approximately \$15,500 per year



FOR MORE INFORMATION PLEASE CONTACT:

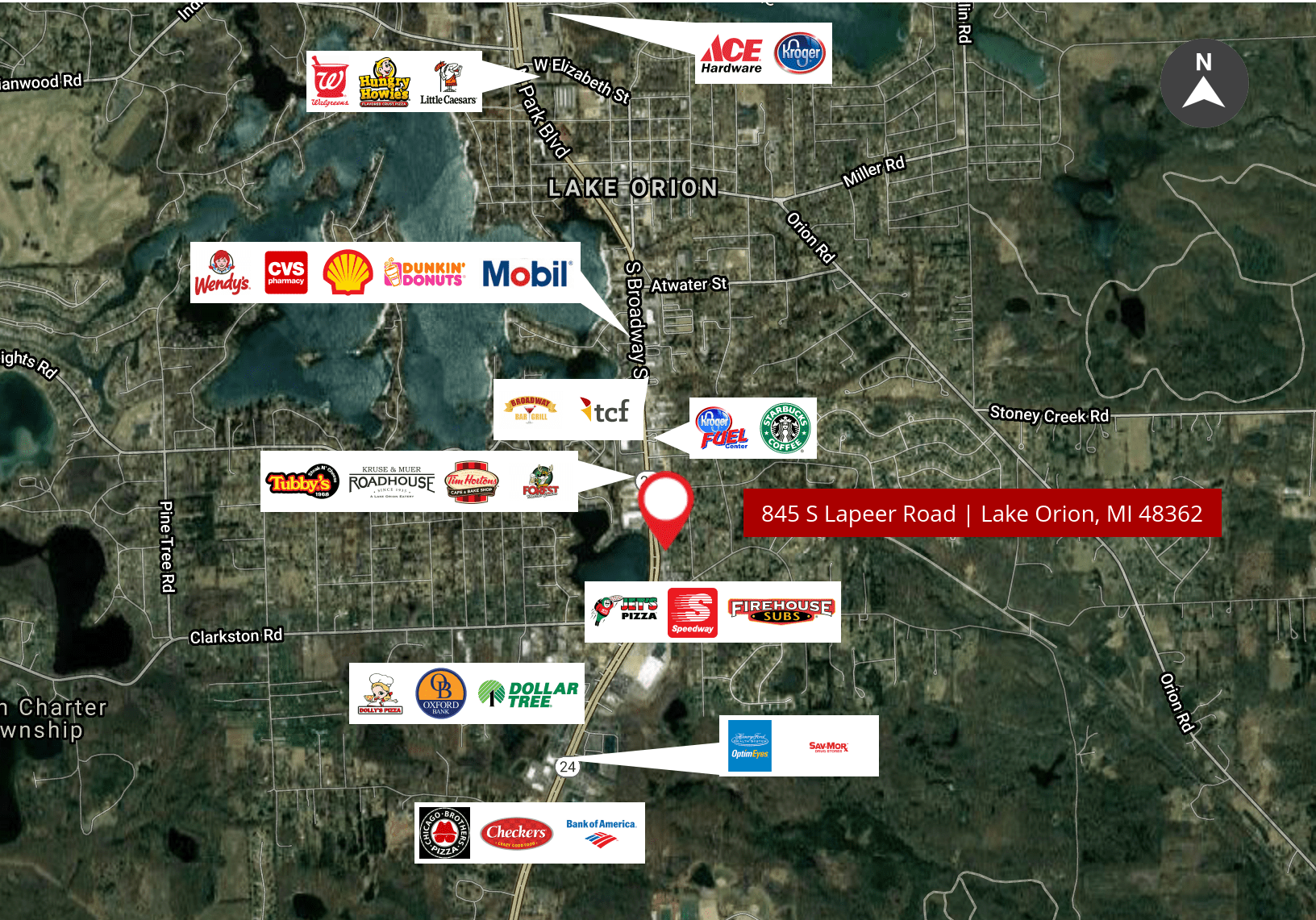
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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
Lapeer Rd N of Clarkston Rd	34,472
Lapeer Rs S of Clarkston Rd	43,626
Lapeer Rd @ Odanah Ave	37,779
Lapeer Rd @ Broadway St	33,365

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,083	10,052	22,292
Total Population	5,317	26,799	60,368
Average HH Income	\$80,805	\$89,671	\$95,354

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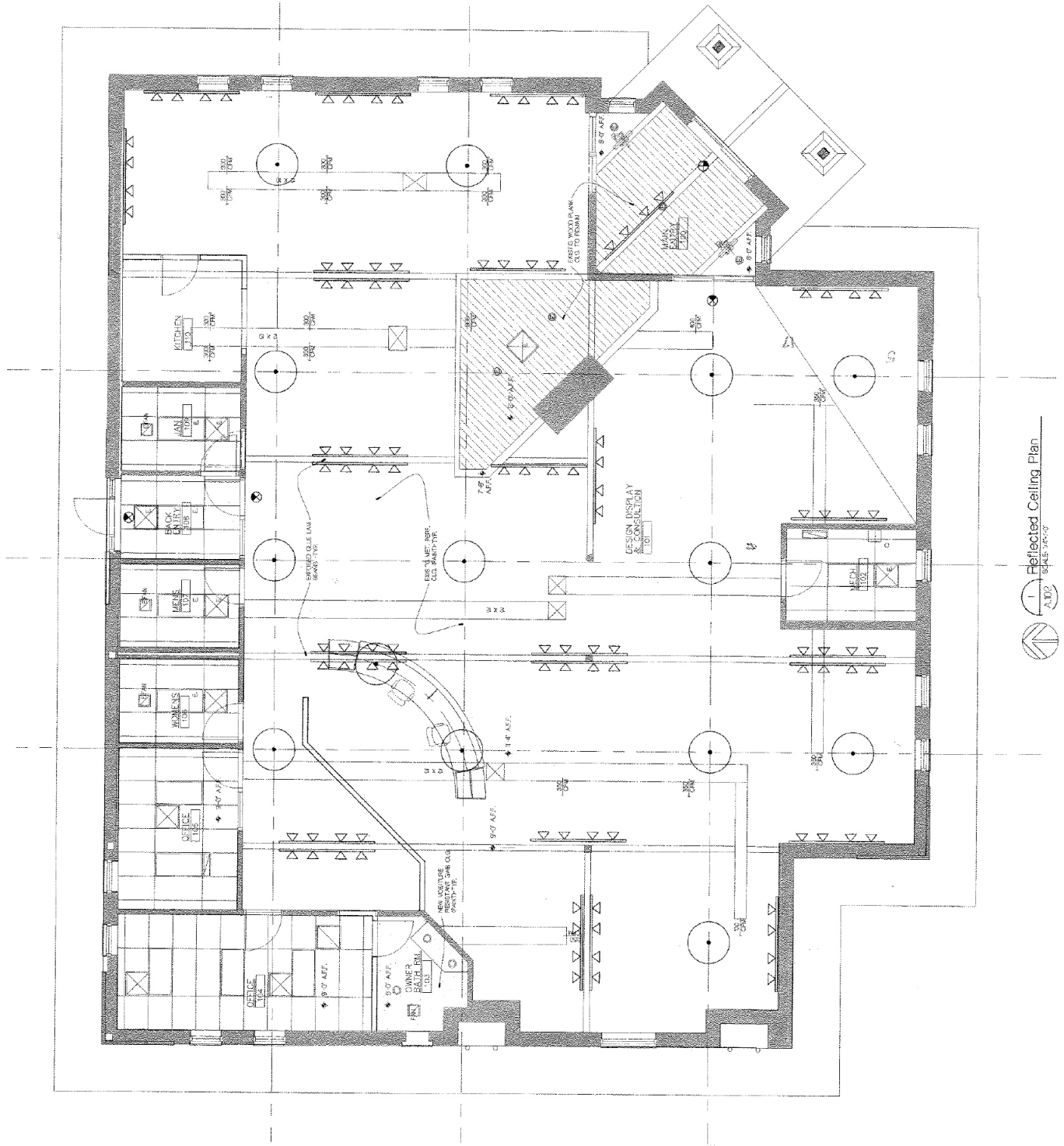
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